

FILED  
GREENVILLE S.C.

110-878

TITLE TO REAL ESTATE: Thomas B. 40 E. Washington St. Greenville S.C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

Grantee's Mailing Address: 15 Lanneau Dr.  
Greenville, SC 29605

KNOW ALL MEN BY THESE PRESENTS, that NANCY BROOKS VAN BUREN

in consideration of Eighty-five thousand and No/100ths (\$85,000.00)----- Dollars,

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto F. Bernhard Ludvigsen and Ellen K. Ludvigsen, their heirs & assigns forever:

ALL that piece, parcel or lot of land in Greenville County, State of South Carolina in the City of Greenville, on the northern side of Lanneau Drive, being shown as Lot No. 31 on Plat of Property of John T. Jenkinson recorded in Plat Book H at Page 208 in the RMC Office for Greenville County and being described as follows:

BEGINNING at a stake on the northern side of Lanneau Drive 370 feet east from McDaniel Avenue, at the corner of Lot No. 32; thence with the northern side of said Drive, S. 68-16 E. 65 feet to a stake at the corner of Lot No. 30; thence with the line of said lot N. 21-44 E. 186.3 feet to a stake; thence N. 79-09 W. 65.25 feet to a stake at the corner of Lot No. 32; thence with the line of said lot S. 21-44 W. 180.8 feet to the beginning corner.

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DERIVATION: John C. Fowler and Suzanne H. Fowler, recorded July 20, 1977 in Deed Book 1060 at Page 895.

THIS conveyance is subject to any and all existing reservations, easements, rights-of-way, zoning ordinances and restrictions or protective covenants that may appear of record or on the premises.

STATE OF SOUTH CAROLINA  
DOCUMENTARY TAX COMMISSION  
174.00

GREENVILLE COUNTY  
SOUTH CAROLINA COUNTY DOCUMENTARY TAX  
★ JUL 2 1979 93.50

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee's(s') heirs, successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs, successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs, successors and assigns against the grantor(s) and the grantor's(s') heirs, successors and assigns and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s') hand(s) and seal(s) this 29th day of June 19 79.

SIGNED, sealed and delivered in the presence of:

*[Signatures]*  
Nancy Brooks Van Buren (SEAL)  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
(SEAL)  
(SEAL)  
(SEAL)

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named (grantor(s) sign, seal and as the grantor's(s') act and deed deliver the within deed and that (s)he, with other witness subscribed above witnessed the execution thereof.

SWORN to before me this 29th day of June 1979.

*[Signatures]*  
\_\_\_\_\_  
Notary Public for South Carolina (SEAL)  
My commission expires: 9/2/79

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

RENUNCIATION OF DOWER

N/A Grantor is a Woman.

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee's(s') heirs, successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this

\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_  
\_\_\_\_\_  
Notary Public for South Carolina. (SEAL)  
My commission expires: \_\_\_\_\_

RECORDED this JUL 2 1979 at 11:03 A. M., No. \_\_\_\_\_

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